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 BY: KELLY SALO

2022074320
GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00
 STATE OF NC
 REAL ESTATE
 EXT X \$650.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650.00

Parcel Identifier No. 146700 & 146709

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Two Tcts off 4961 U.S. 220 N

THIS DEED made the 13 day of December, 2022, by and between

GRANTOR	GRANTEE
<p>Generations Acquisition Group, LLC, <i>a North Carolina limited liability company</i></p> <p>Grantor Address: 347 Orchard Park Drive Bermuda Run, NC 27006</p>	<p>Gunnerson Enterprises LLC, <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: 4961 U.S. 220 N & 4963 U.S. 220 N Summerfield, NC 27358</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Guilford County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 7436, Page 2464, Guilford County Registry.

submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

~~Generations Acquisition Group, LLC, a North Carolina Limited Liability Company~~

By: [Signature] (SEAL)
Debra Craig Allman, Member-Manager

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public certify that Debra Craig Allman personally came before me this day and acknowledged that he/she is Member-Manager of Generations Acquisition Group, LLC, a Limited Liability Company, and that he/she, as Member-Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 13 day of December 2022.

[Signature]
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 02-24-2027

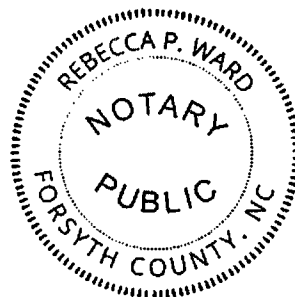


Exhibit "A"

**Property of Gunnerson Enterprises LLC, a North Carolina Limited Liability Company
4961 U.S. 220 N & 4963 U.S. 220 N**

Tract One:

BEGINNING AT A POINT, SAID POINT BEING LOCATED IN THE WESTERN RIGHT OF WAY LINE OF US HWY 220 NORTH AND MARKING THE NORTHEASTERN MOST CORNER OF THAT PROPERTY OWNED (NOW OR FORMERLY) BY HOSKINS (SEE DEED BOOK 1608 AT PAGE 698 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA); RUNNING THENCE FROM SAID BEGINNING POINT SOUTH 79°04'000" WEST 391.06 FEET TO A POINT THE SOUTHEAST CORNER OF CHANDLER IN TUCKER'S LINE; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 15°08'20" 229.29 FEET TO A POINT; AND (2) NORTH 17°15'45" WEST 337.18 FEET TO A POINT; THENCE FROM SAID POINT AND ALONG THE SOUTHERN BOUNDARY LINE OF THAT PROPERTY OWNED (NOW OR FORMERLY) BY DOGGETT REVOCABLE TRUST (SEE DEED RECORDED IN BOOK 7127 AT PAGE 2772 IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, NORTH CAROLINA) NORTH 74°49'37" EAST 220.67 FEET TO A POINT LOCATED IN THE WESTERN RIGHT OF WAY LINE OF US HWY 220 NORTH; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF US HWY 220 NORTH THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) SOUTH 29°25'29" EAST 223.49 FEET; (2) SOUTH 29°40'36" EAST 327.00 FEET; (3) NORTH 58°29'23" EAST 23.0 FEET; AND (4) SOUTH 32°50'01" EAST 71.99 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 3.85 ACRES, MORE OR LESS, ACCORDING TO A MAP ENTITLED "BOUNDARY SURVEY 4961 US 220 NORTH" AS DRAWN BY ALLRED LAND SURVEYING, PLLC DATED 12-24-12.

SAVE AND EXCEPT that 21,250.8 square foot tract of land conveyed to the Department of Transportation recorded in Book 7109, at Page 1895, and further described as follows:

Point of beginning being the northeast corner of the undersigned, and being S 09°04'32" W, 74.56 feet from of a Point in the Center Line of -L-, Sta. 272+00; thence to a point on a bearing of N 34°16'41" W, a distance of 191.8 feet (58.47 meters); thence along a circular curve 308.8 feet (94.12 meters) and having a radius of 4916.9 feet (1498.67 meters). The chord of said curve being on a bearing of N 32°28'18" W, a distance of 308.7 feet (94.10 meters); thence to a point on a bearing of S 04°22'59" E, a distance of 100.6 feet (30.67 meters); thence to a point on a bearing of S 31°09'33" E, a distance of 327.0 feet (99.66 meters); thence to a point on a bearing of N 57°00'26" E, a distance of 23.0 feet (7.01 meters), thence to a point on a bearing of S 34°18'58" E, a distance of 72.3 feet (22.02 meters); thence to a point on a bearing of N 77°17'50" E, a distance of 37.8 feet (11.52 meters); returning to the point and place of beginning. Having an approximate area of 21250.8 Square Feet.

Tract Two:

BEGINNING at an Iron Pipe Corner located at the Intersection of the Right-of-Way Lines of North Carolina Highway No. 150 and U. S. Highway No. 220, in the Southwest Quadrant thereof, and measured 30 feet from the Centerline of N. C. Highway No. 150 and 75 feet from the Centerline of U. S. Highway 220; thence along and with the Right-of-Way Line of Highway No. 150 South 65 deg. 09 min. West 312.10 feet to an Iron Pipe, a Corner with R. C. Gordon; thence with the Line of R. C. Gordon and W. Flinchum South 13 deg. 39 min. East 119.70 feet to a Stone, an established Corner with W. Flinchum and H. R. Decker; thence with the Line of H. R. Decker South 77 deg. 40 min. East 146.50 feet to an Iron Pipe Corner with H. R. Decker and W. E. Gamble; thence with the line of W. E. Gamble North 76 deg. 00 min. East 222.60 feet to an Iron Pipe Corner with W. E. Gamble in the Right-of-Way Line of U. S. Highway No. 220: thence along and with the Right-of- Way Line of U. S. Highway No. 220 North 24 deg. 55 min. West 247.50 feet (measured on the chord) to an Iron Pipe Corner, the point of BEGINNING, containing approximately 2 Acres, more or less.

SAVE and EXCEPT all that portion conveyed pursuant to the Consent Judgment recorded in Book 7414, page 180, Guilford County Register of Deeds and further described as follows:

BEGINNING at a point lying South 28° 36' 29" East 24.87 feet from Survey Station 6+02.23 in Survey Line -Y12- of Highway Project ID #R-2309AB (WBS #34418.2.3), Guilford County, being designated as point "89" upon the aforementioned map filed herein; running thence with points designated on said map as follows: North 61° 40' 27" East 311.91 feet to point "310"; thence a curve turning to the left, being a segment of a circle having a radius of 4,916.8969 feet and having a chord with a bearing of South 26° 30' 27" East and a chord distance of 30.78 feet, an arc distance of 30.78 feet along said curve to point "88"; thence South 62° 43' 03" West 316.08 feet to point "309"; thence North 16° 47' 31" West 25.52 feet to point "89", the point of BEGINNING, containing 0.201 acre (8,764 square feet).

The subject property is the same as that property described in Deed Book 7436, Page 2464, Guilford County Registry and is further designated as Tax Parcel Identifier Number 146700 & 146709 on the Guilford County Tax Maps.